

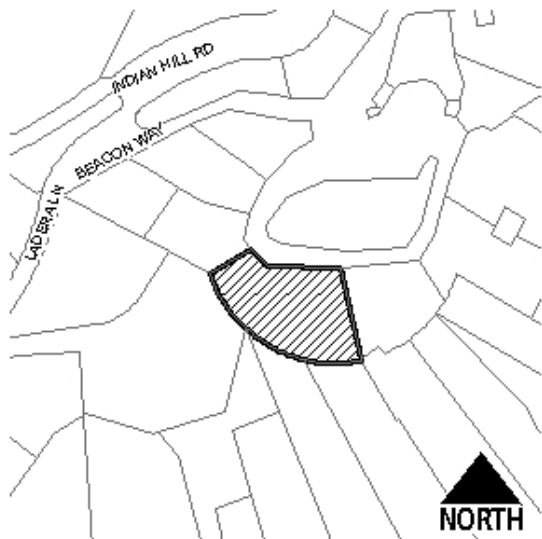


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MAY 20, 2020
AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0487 (Certificate of Appropriateness)		
<i>Request</i>	To consider forming a Subcommittee to work with the applicant on architectural modifications of proposed plans for replacement of a demolished non-contributing structure in the Mount Rubidoux Historic District with a new single-family residence main level, two-car garage, and basement expansion for consideration of a Certificate of Appropriateness.		
<i>Applicant</i>	Jim Broeske of Broeske Architects & Associates, Inc. on behalf of Randall Neal		
<i>Project Location</i>	4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive		
<i>APN</i>	207-033-033		
<i>Ward</i>	1		
<i>Neighborhood</i>	Downtown		
<i>Historic District</i>	Mount Rubidoux Historic District		
<i>Historic Designation</i>	Not Applicable		
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **ESTABLISH** a Subcommittee that will meet with the applicant, within 30 days of formation, to work on architectural modifications of the proposed plans for replacement of a demolished non-contributing structure in the Mount Rubidoux Historic District with a new single-family residence main level, two-car garage and basement expansion. A Certificate of Appropriateness for this project will be considered by the CHB in July 2020.

BACKGROUND/DISCUSSION

On November 27, 2020, the applicant submitted a timely appeal of the Cultural Heritage Board (CHB) denial of the Certificate of Appropriateness request for the after-the-fact demolition of a building listed as a non-contributing structure of the Mount Rubidoux Historic District and replacement of the single-family residence main level, two-car garage and basement expansion.

Per Section 20.15.090 of the Riverside Municipal Code (RMC), the appeal of CHB actions are to first be heard by the Utility Service/Land Use/Energy Development Committee (LUC) to provide a recommendation to the City Council for final action. On January 13, 2020, the Appeal was considered by the LUC and by unanimous vote recommended City Council bifurcate the project as follows:

- The first part of the recommendation was to approve the retroactive demolition of the non-contributing structure to the Mount Rubidoux Historic District.
- The second part of the recommendation was to provide the CHB the opportunity to work with the applicant on the design of the single-family residence replacement for better compatibility with the Mount Rubidoux Historic District. The recommendation included a stay of the final approval for the Certificate of Appropriateness for the single-family residence main level, two-car garage and expansion of the basement until all fines are paid in full.

On February 11, 2020, City Council considered the recommendation by the LUC and approved the retroactive demolition of the single-family residence and provided the following direction to the CHB (Exhibits 1 and 2):

1. Form a subcommittee to work with the applicant on design modifications of the single-family residence main level, two-car garage and expansion of the basement as follows:
 - a. The subcommittee must be formed no later than the CHB's March 2020 meeting; and
 - b. The subcommittee must meet with the Applicant within 30 days of formation to address architectural concerns.
2. The CHB must consider, for final action, a Certificate of Appropriateness for the single-family residence main level, two-car garage and expansion of the basement by May 2020.
3. Should the CHB fail to take final action on the Certificate of Appropriateness of the single-family residence main level, two-car garage and expansion of the basement by May 2020, the case will return to the City Council for final action.

On April 21, 2020, City Council approved Staff's request to modify the schedule outlined above in response to the COVID-19 Pandemic. The new schedule extended the deadlines for the establishment of a CHB Subcommittee by no later than May 2020 and consideration of a Certificate of Appropriateness for this project by July 2020.

EXHIBITS LIST

1. City Council Report – February 11, 2020
2. City Council Minutes – February 11, 2020
3. City Council Report– April 21, 2020
4. City Council Minutes – April 21, 2020

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner